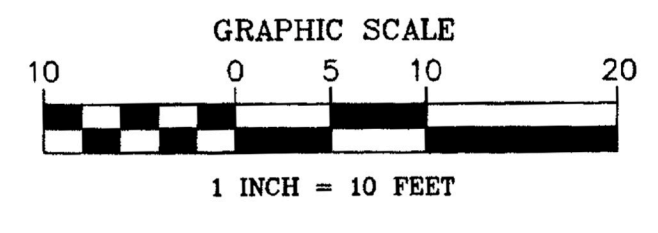


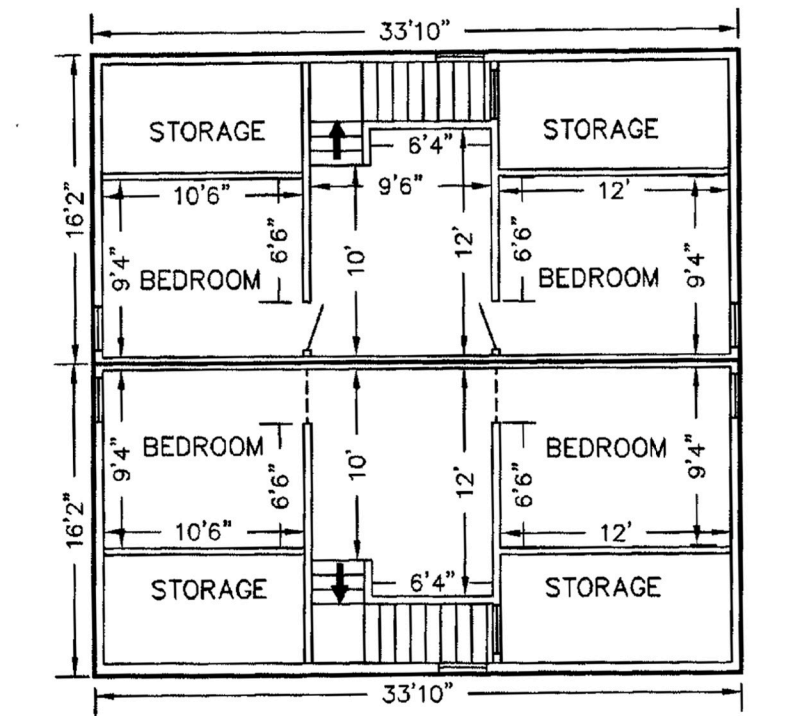
# FLOOR PLANS

SCALE: 1"=10'



I HEREBY CERTIFY THAT THIS FLOOR PLAN IS ACCURATE AND COMPLIES WITH RSA 356-B:20. UNITS 1 AND 2 AS DEPICTED HEREON ARE SUBSTANTIALLY COMPLETED.

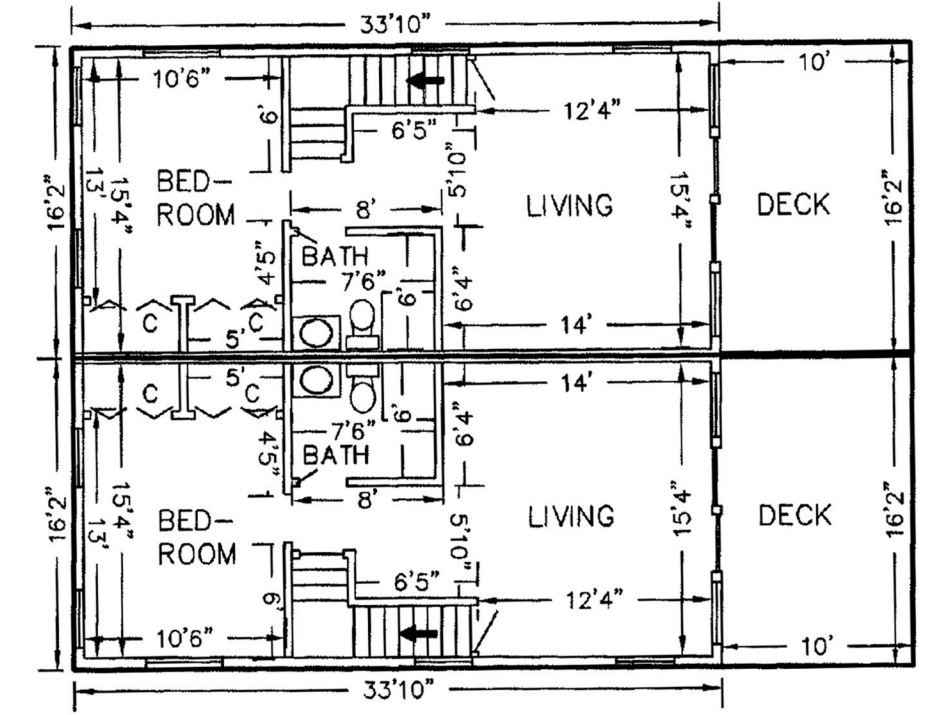
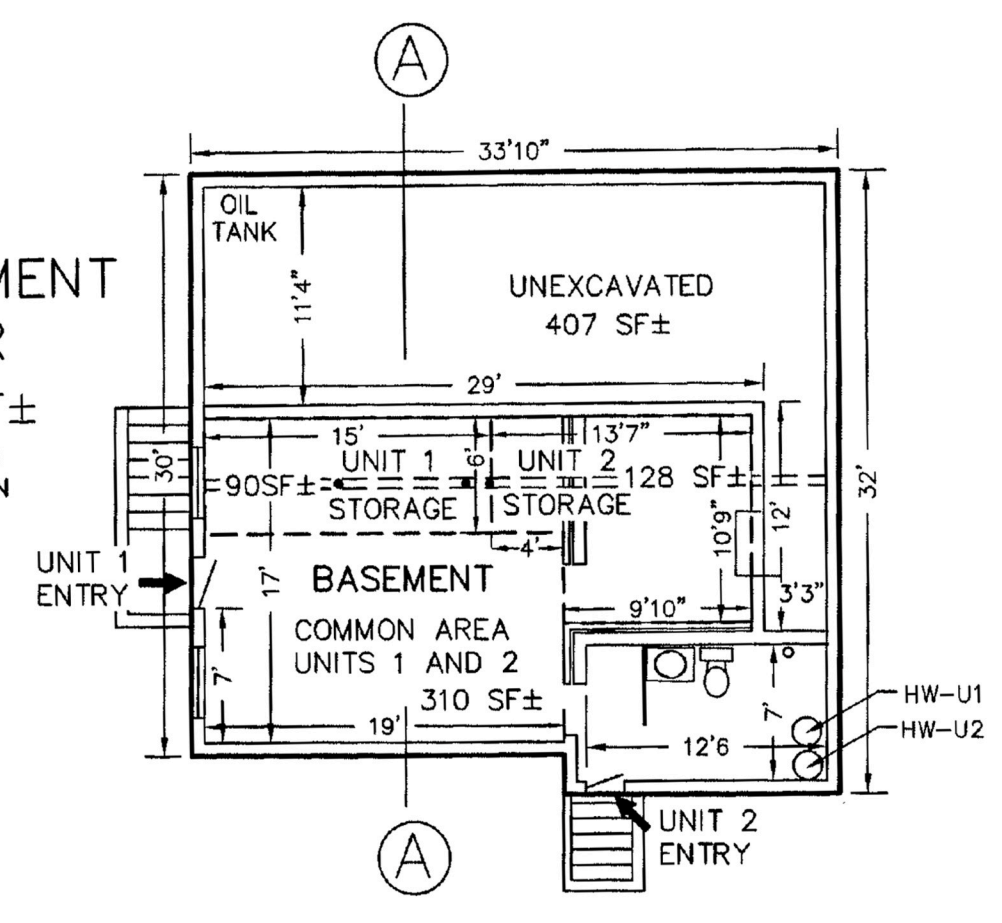
*Anne W. Bialobrzewski* 3/24/17  
ANNE W. BIALOBRZESKI NHLLS #752 DATE



UNIT 1  
548 SF±  
  
THIRD FLOOR  
  
UNIT 2  
548 SF±

## BASEMENT FLOOR

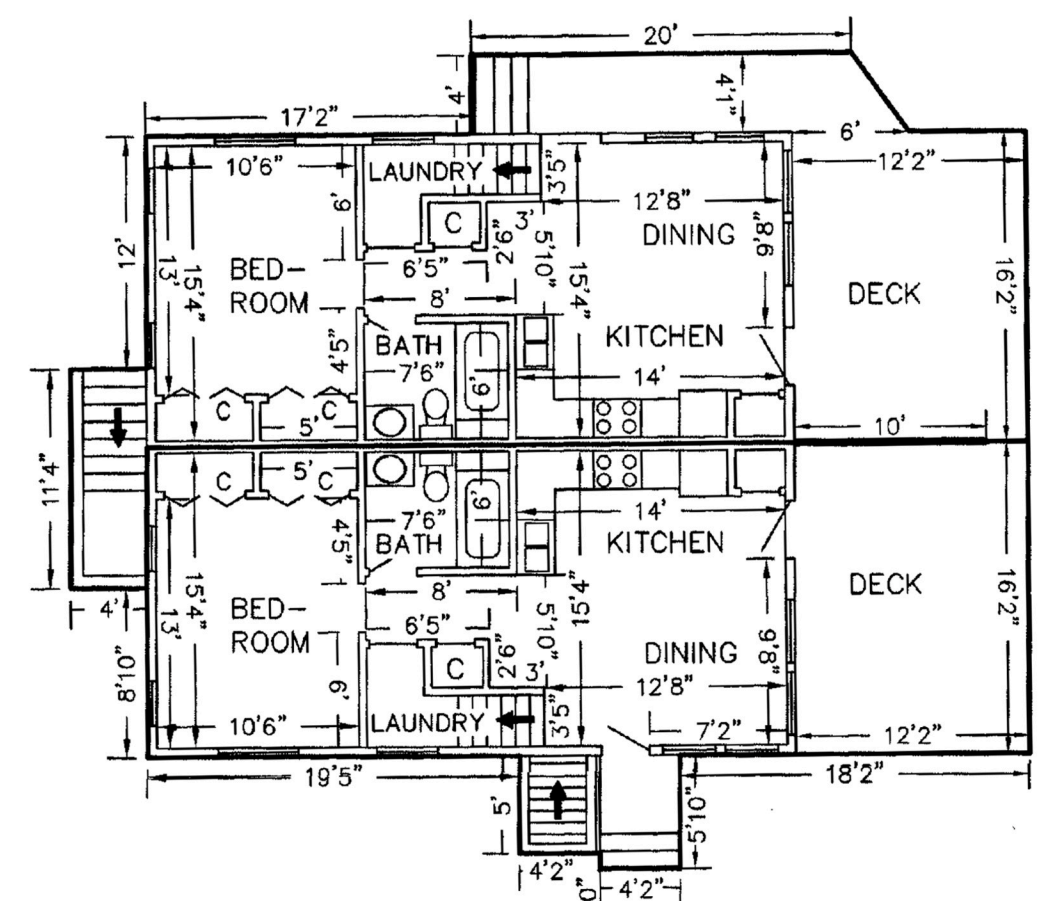
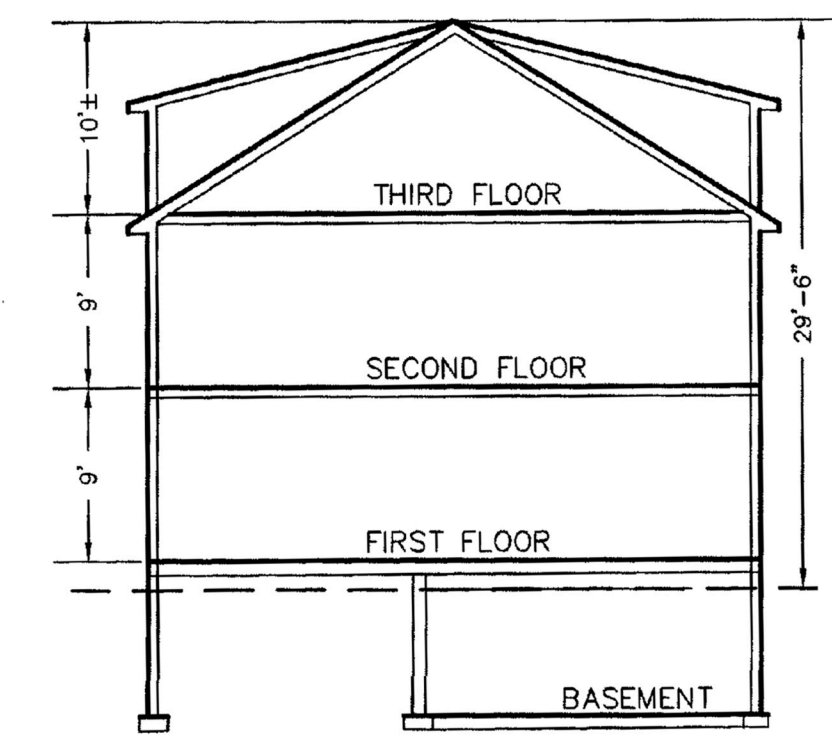
935 SF±  
(EXCLUDING FOUNDATION WALLS)



UNIT 1  
708 SF±  
  
SECOND FLOOR  
  
UNIT 2  
708 SF±

## ELEVATION

A-A



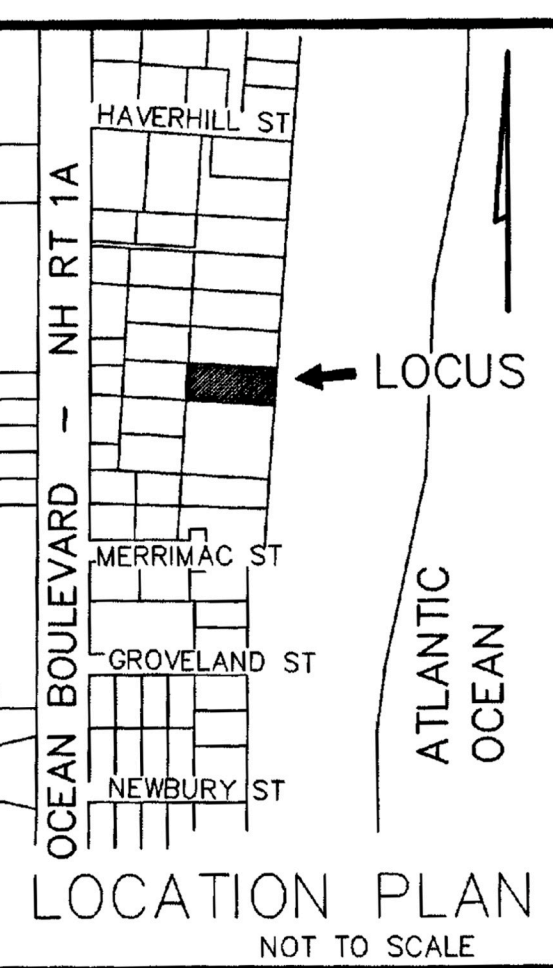
UNIT 1  
874 SF±  
  
FIRST FLOOR/  
FOOTPRINT  
  
UNIT 2  
791 SF±

## NOTES

- ZONING CLASS:  
B1 - BEACH VILLAGE ZONE 1  
BUILDING SETBACKS: 20' FRONT, 8' SIDE & REAR  
2 FAMILY STATUS APPROVED BY SEABROOK BEACH ZONING BOARD OF ADJUSTMENT IN 2010
- SUBJECT PROPERTY IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD ZONE. REFERENCE FEMA FIRM COMMUNITY PANEL NUMBER 33015C0439E DATED MAY 17, 2005
- SUBSURFACE UTILITY LOCATIONS ARE GENERAL ONLY AND MUST BE FIELD VERIFIED PRIOR TO ANY FUTURE SITE ALTERATIONS.
- PARKING SPACES SHOWN ARE 10' X 18'
- PRIMARY FIELD AND BOUNDARY SURVEY CONDUCTED IN 2010 WITH VARIOUS REVISIONS 2011-2017. 2018 REVISIONS ARE LIMITED TO CHANGES REQUIRED TO MEET PLANNING BOARD CONDITIONS OF APPROVAL.
- UNITS 1 AND 2 WILL SHARE THE USE OF THE SOUTHERNMOST WALKWAY TO THE BEACH. NO NEW WALKWAY TO THE BEACH WILL BE ESTABLISHED AS A RESULT OF THIS CONDOMINIUM CONVERSION. (PLANNING BOARD CONDITION)
- CHAIN OF TITLE FOR #142 AND #144 OCEAN BOULEVARD INCLUDES A 1920 CONVEYANCE SPECIFIC TO THE GRANTEE OF A RIGHT OF WAY TO THE OCEAN (RCRD 746-103). NO RECORD EVIDENCE WAS FOUND OF ANY PUBLIC OR OTHER ACCESS RIGHTS AFFECTING THE SUBJECT LAND.
- THE 10' RIGHTS OF WAY ALONG THE NORTHERLY BOUNDARY OF THE SUBJECT LOT AND LAND TO THE WEST ARE PRIVATE CROSS EASEMENTS BETWEEN THE OWNERS OF #142 AND #144 OCEAN BOULEVARD (RCRD 2407-1757).

### REFERENCE DEEDS AND PLANS

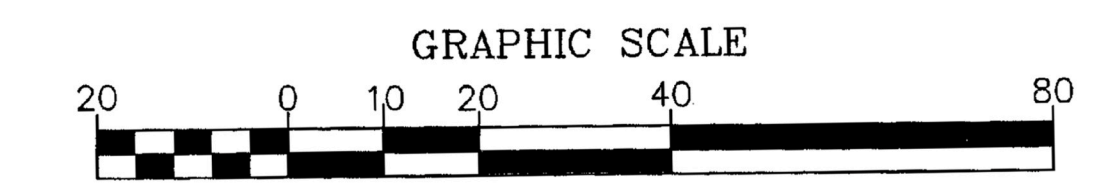
RCRD PLAN 00260	RCRD 2732-1945	RCRD 746-103
RCRD PLAN 0858	RCRD 2407-1757	RCRD 728-399
RCRD PLAN 03	RCRD 1193-006	RCRD 676-116
RCRD PLAN 0302	RCRD 1193-001	RCRD 621-102
RCRD PLAN 02655	RCRD 1776-434	RCRD 676-116
RCRD PLAN 0840	RCRD 1776-432	RCRD 621-067
RCRD 5028-1646	RCRD 1192-496	RCRD 614-179
RCRD 3398-1095	RCRD 756-275	RCRD 601-295
RCRD 3072-0020	RCRD 759-234	RCRD 586-481
RCRD 2958-2286	RCRD 759-236	



LOCATION PLAN  
NOT TO SCALE

# SITE PLAN

SCALE: 1"=20'



I HEREBY CERTIFY THAT THIS SITE PLAN IS ACCURATE AND COMPLIES WITH RSA 356-B:20. UNITS 1 AND 2 AS DEPICTED HEREON ARE SUBSTANTIALLY COMPLETED.

*Anne W. Bialobrzewski* 11/13/18  
ANNE W. BIALOBRZESKI NHLLS #752 DATE

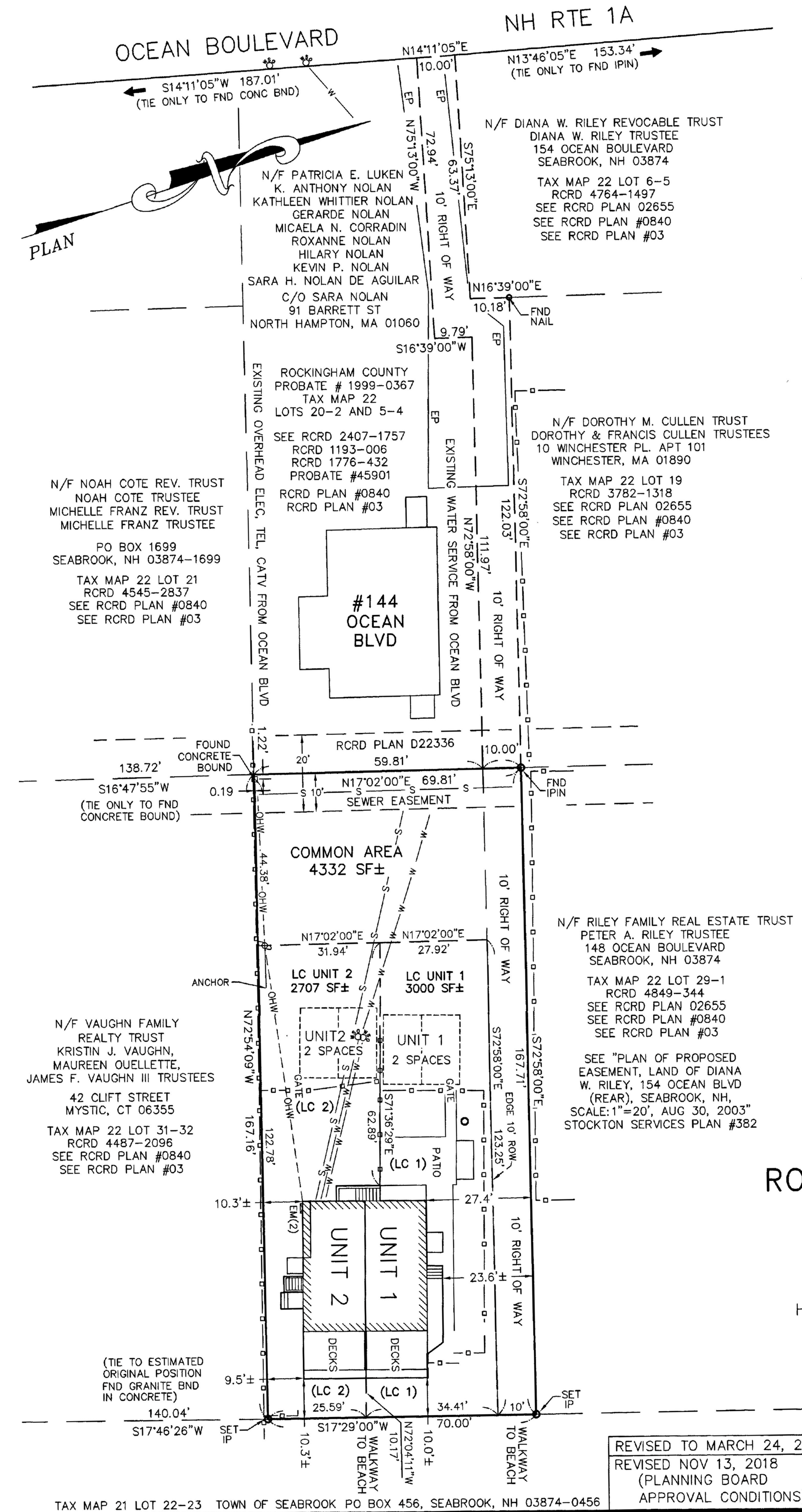
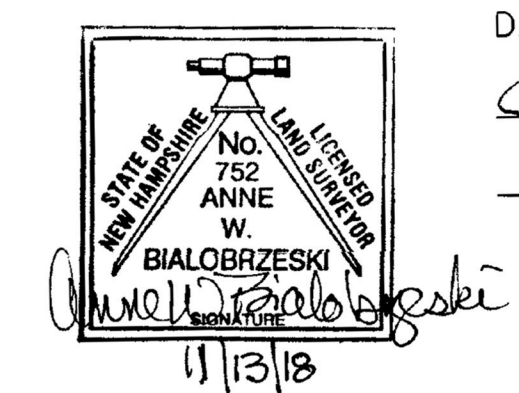
## LEGEND

- |        |                    |
|--------|--------------------|
| FND IP | FOUND IRON PIPE    |
| SET IP | SET 3/4" IRON PIPE |
|        | STOCKADE FENCE     |
|        | UTILITY POLE       |
|        | SEWER LINE         |
|        | GAS LINE           |
|        | WATER LINE         |
| EOP    | EDGE OF PAVEMENT   |
| OHW    | OVERHEAD WIRES     |
| LC     | LIMITED COMMON     |
|        | WATER SHUT-OFF     |

## OWNERS OF RECORD:

HELEN P. DEGEORGE FAMILY REAL ESTATE TRUST  
TRUSTEES:  
DIANNE D. KIEDAISCH  
373 MEADOW ROAD, PORTSMOUTH, NH 03801  
JANE D. MOORE  
50 FLORENCE STREET, FRANKLIN, MA 02038  
MICHAEL DEGEORGE  
680 JACOBS ROAD, MONTPELIER, VT 05602  
DEED REFERENCE: RCRD 5028-1646  
FLYNN SEABROOK REALTY TRUST  
TRUSTEE:  
MAURA FABIANI  
27 LEWIS STREET, NEEDHAM, MA 02492  
DEED REFERENCE: RCRD 3677-1093  
TAX MAP 22 LOT 30  
LOT AREA: 11,704 SF±

SEABROOK PLANNING BOARD  
DATE: 12/11/18  
*E. Hawn*



## SITE AND FLOOR PLANS ROUND ROCK CONDOMINIUM

142 OCEAN BOULEVARD  
SEABROOK, NH  
TAX MAP 22 LOT 30

HELEN P. DEGEORGE FAMILY REAL ESTATE TRUST  
FLYNN SEABROOK REALTY TRUST

SCALE: AS NOTED FEBRUARY 25, 2011  
LIMITED REVISION NOV 2018 (SEE NOTE 5)

STANDARD URBAN PROPERTY SURVEY  
PREPARED BY  
STOCKTON SERVICES  
PO BOX 1306 HAMPTON, NH 03843-1306  
603 929-7404

REVISED TO MARCH 24, 2017  
REVISED NOV 13, 2018  
(PLANNING BOARD  
APPROVAL CONDITIONS)